

GRCRS Package Cover Sheet

Site Name Mosinee Telephone

Site Address 308 Main Street

BRRTS # 03-37-000106 Date of Closure Decision 7-14-00

☒ Closure letter(s)

☒ Groundwater Use Restriction/Warranty Deed

Yes/No ☒ Off-site contamination present? (Include related documents)

Yes/No ☒ Right-of-way contamination present? (Include related documents)

☒ General location map

_____ GPS x-coordinate

_____ GPS y-coordinate

☒ Detailed site map(s)

☒ Groundwater flow map(s)

☒ Latest map(s) showing extent or outline of plume

_____ Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)

If available:

☒ Legal description

37-251-4-2707-295-1135 County and Parcel I.D./Tax Parcel No.

☒ Geologic cross sections

_____ Isoconcentrations map(s)



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Scott A. Humrickhouse, Regional Director

Wausau Office
5301 Rib Mountain Drive
Wausau, Wisconsin 54401
Telephone 715-359-4522
FAX 715-355-5253

April 5, 2001

BRRTS #03-37-000106

MS MARY KNOEDLER
MOSINEE TELEPHONE COMPANY
410 FOURTH STREET
MOSINEE, WI 54455

FILE COPY

Subject: Case Closure, Mosinee Telephone, Mosinee, Wisconsin

Dear Ms. Knoedler:

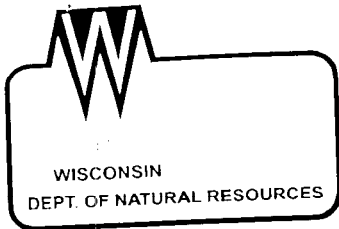
You have met the conditions for closure based on your consultant's recent submittal of the recorded deed restriction and well abandonment documentation. On July 17, 2000 we sent you a conditional closure letter for the your site. As conditions of closure you needed to abandon the monitoring wells at the site and record a groundwater use restriction.

Since you have met the conditions of closure, we consider your case closed with no further action at this time. We appreciate the efforts you have taken to address the contamination at this site. If you have any questions regarding this letter, please contact me at 715/359-6514.

Sincerely,

Lisa Gutknecht - Project Manager
Remediation & Redevelopment Program

c: Bill Evans, Eau Claire
Pamela Gergens, Michael Best & Friedrich
Ken Shimko, Meridian Alliance Group



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

Wausau Office
5301 Rib Mountain Drive
Wausau, Wisconsin 54401
Telephone 715-359-4522
FAX 715-355-5253

July 17, 2000

BRRTS #03-37-000106

FILE COPY

MR JERRY STAHLLECKER
MOSINEE TELEPHONE COMPANY
410 FOURTH STREET
MOSINEE WI 54455

Subject: Case Closure, Mosinee Telephone Company, Mosinee, Wisconsin

Dear Mr. Stahlecker:

On July 14, 2000, the Mosinee Telephone case was reviewed by the West Central Regional Close Out Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code.

Based on the information provided soil-sampling data is inadequate, however any residual soil contamination does not appear to be adversely impacting public health, safety, and/or welfare of the environment. This conclusion is based on the groundwater data provided in the closure. Therefore your case will be granted closure under s.NR726.05, Wisconsin Administrative Code when the following conditions have been met.

MONITORING WELL ABANDONMENT The monitoring wells at the site must be properly abandoned in compliance with s.NR141.25 Wis. Adm. Code. Documentation substantiating proper abandonment (Form 3300-5W) should be forwarded to me at the above address.

GROUNDWATER USE RESTRICTION A groundwater use restriction which meets the requirements of s.NR 726.05(8)(am), Wis. Adm. Code, must be provided to the Department for approval along with a **copy of the deed** for the affected property. Upon approval from the Department, the restrictions must be registered with the County Registrar of Deeds within 30 days. Once the Department has received documentation that the restriction has been recorded and all other conditions for closure have been met, the case will be considered closed. A copy of the groundwater use restriction is attached.

*Quality Natural Resources Management
Through Excellent Customer Service*



This case may be reopened pursuant to s. NR726.05 (2)(b) 2-5 or NR726.09 Wisconsin Administrative Code, if additional information regarding site conditions indicates that natural attenuation is no longer an effective remedial action; or if contamination on the site poses a threat to public health, safety, or welfare of the environment.

If you have additional relevant information which was not formerly provided to the Department, and which you feel would significantly impact the Department's closure decision, you may submit that information for our re-evaluation of case closure. I appreciate the actions you and your consultant have undertaken to restore the environment. If you have any questions, please feel free to call me at 715/359-6514.

Sincerely,

A handwritten signature in cursive script, reading "Lisa Gutknecht".

Lisa Gutknecht - Project Manager
Remediation & Redevelopment Program

Enclosure

c: Bill Evans, Eau Claire
Dale Ziege, RR/3 – Madison
Ken Shimko, Meridian Alliance Group

1228026
MOSINEE TEL CO/CITY RESTRICTIONS
REGISTER'S OFFICE
MARATHON COUNTY, WI
MAR 12 2001 12:10 PM

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In re: 308 Main Street, Mosinee, WI

REGISTER

That part of Lots six (6) and seven (7) in Block twelve (12) of the Original Plat of the Village (now City) of Mosinee, Marathon County, Wisconsin, described as follows:

Commencing on the Northeasterly corner of said Lot 7, where the Southeasterly line of the alley running through said Block intersects the Southwesterly line of Main Street; running thence Southeasterly along said Southwesterly line of Main Street, 60 feet; thence at right angles in a Southwesterly direction parallel with said alley, 120 feet to the Southwesterly line of said Lot 6; thence Northwesterly, along said Southwesterly line of Lot 6, 60 feet to said Southeasterly line of said alley; thence in a Northeasterly direction along said Southeasterly line of said alley to place of beginning; subject to easements, restrictions and reservations of record.

Recording Area

STATE OF WISCONSIN)
) ss
COUNTY OF Marathon)

Pamela L. Gergens, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue
Suite 3300
Milwaukee, WI 53202 *Pd 4/14/01*

37-251-4-2707-295-1135

Parcel Identification Number (PIN)

WHEREAS, Mosinee Telephone Company, a Wisconsin corporation, is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred at this property. Benzene-contaminated groundwater above the ch. NR 140, Wis. Adm. Code enforcement standard (ES) existed on this property at monitoring well-3 (MW-3) at 83.5 ug/l on May 26, 1999. The location of MW-3 is depicted on the attached Figure 7, which is hereby made a part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by ch. NR 811, Wis. Adm. Code and ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW, THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with the applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violations or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

By signing this document, ^{MARY KNOEDLER}~~Mr. Jerry Stahlecker~~ asserts that he is duly authorized to sign this document on behalf of the Mosinee Telephone Company.

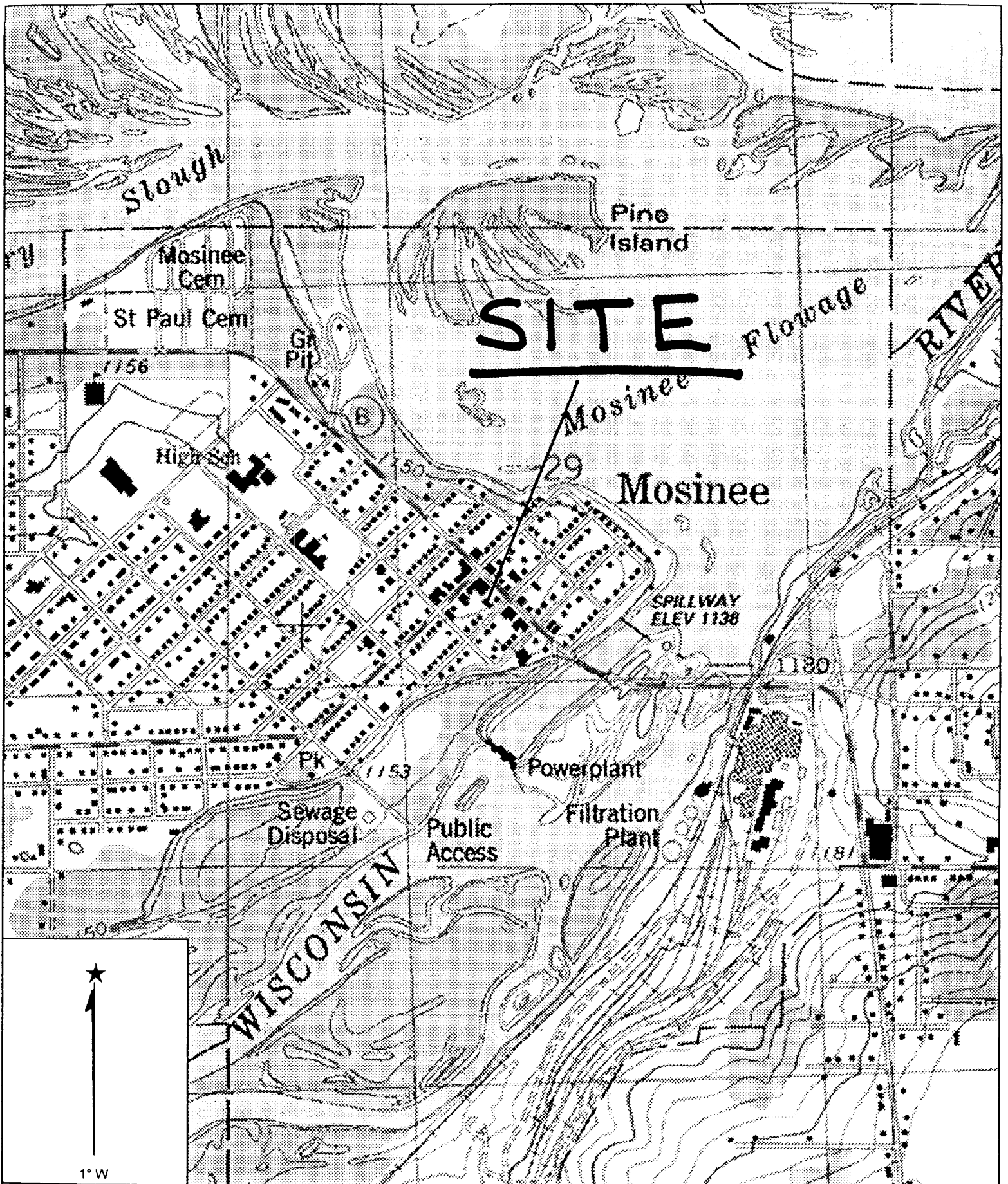
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9th day of October, 2000.

Signature: Mary Knoedler
 Printed Name: ~~Jerry Stahlecker~~ Mary Knoedler
 Title: President

Subscribed and sworn to before me
 This 9th day of October, 2000.

Linda L. Nash
 Notary Public, State of Wisconsin
 My commission: June 23, 2002

This document was drafted by Michael Best & Friedrich, LLP, based on guidance and comments from the Wisconsin Department of Natural Resources.



Name: MOSINEE
 Date: 3/10/100
 Scale: 1 inch equals 1000 feet

Location: 044° 47' 32.6" N 089° 42' 07.6" W
 Caption: Topographic Map of Site Area
 Mosinee Telephone Co.
 Mosinee, Wisconsin

Fig. 1

APPROXIMATE SCALE (FEET)
 0 10 20 30 40
 1 INCH = 40 FT

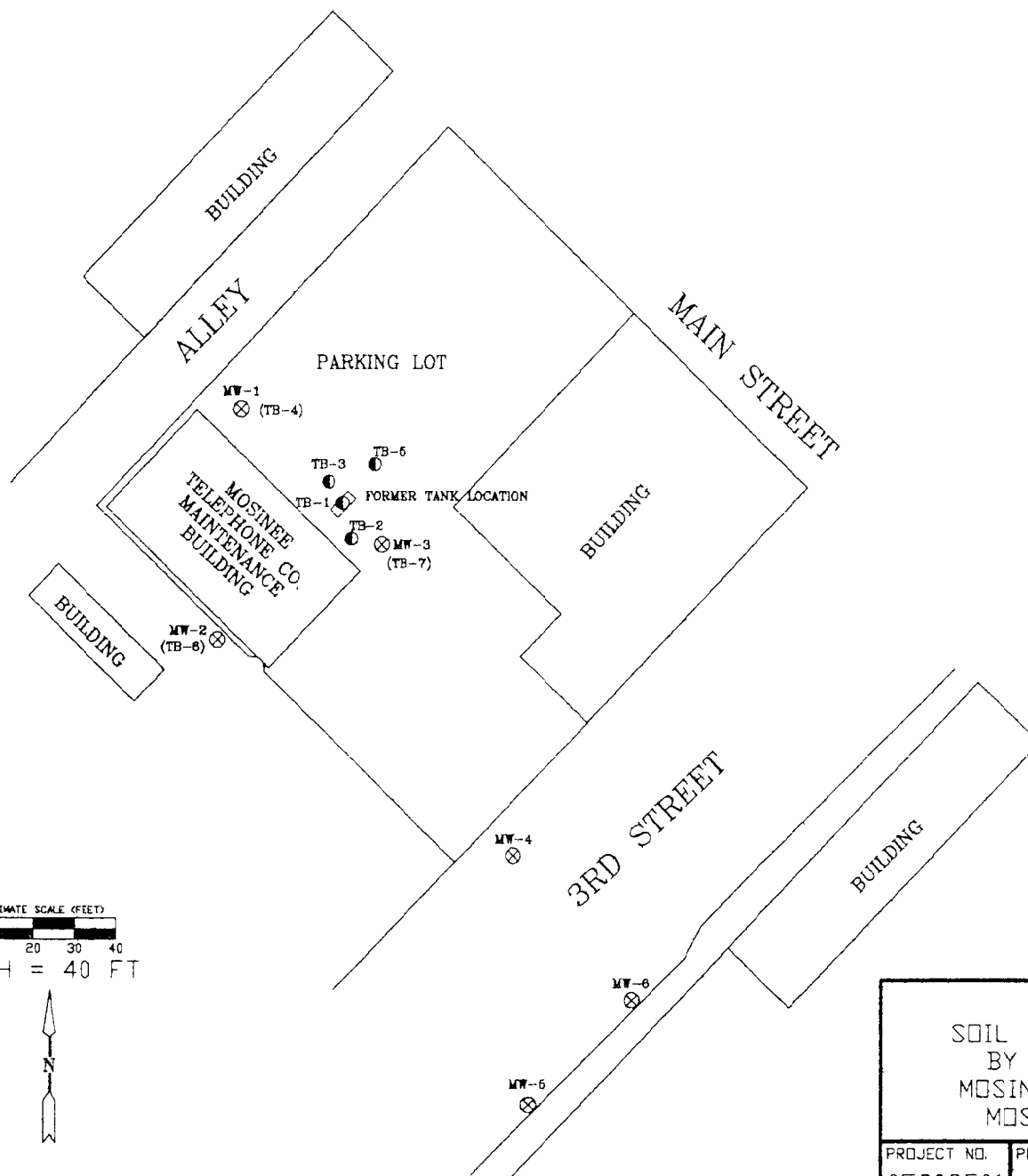
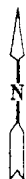


FIGURE 6
 SOIL BORINGS INSTALLED
 BY CWE (DEC. 1989)
 MOSINEE TELEPHONE CO.
 MOSINEE, WISCONSIN

PROJECT NO.
 05C03501

PREPARED BY
 TGD

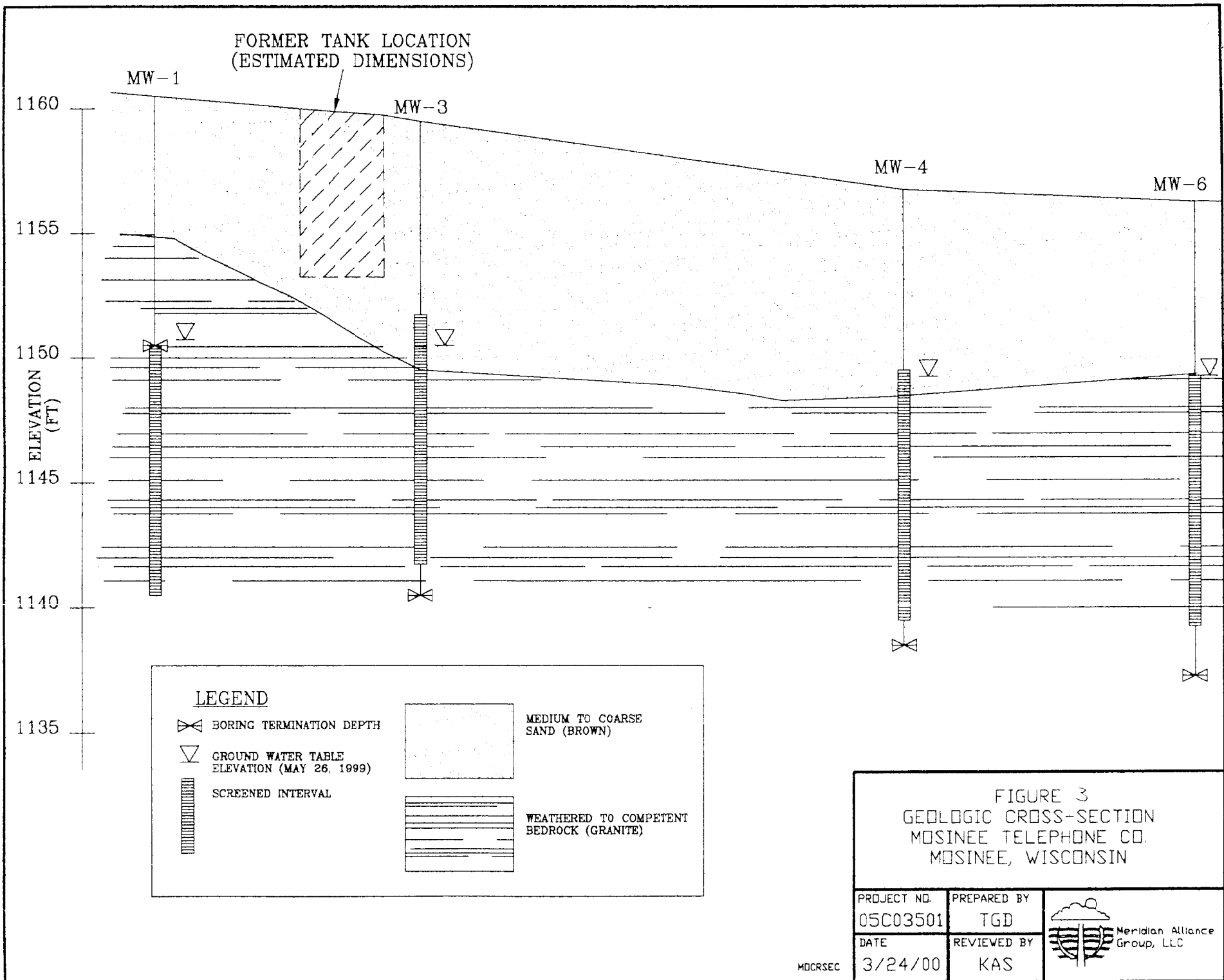
DATE
 3/24/00

REVIEWED BY
 KAS



Meridian Alliance
 Group, LLC

MOBSITE



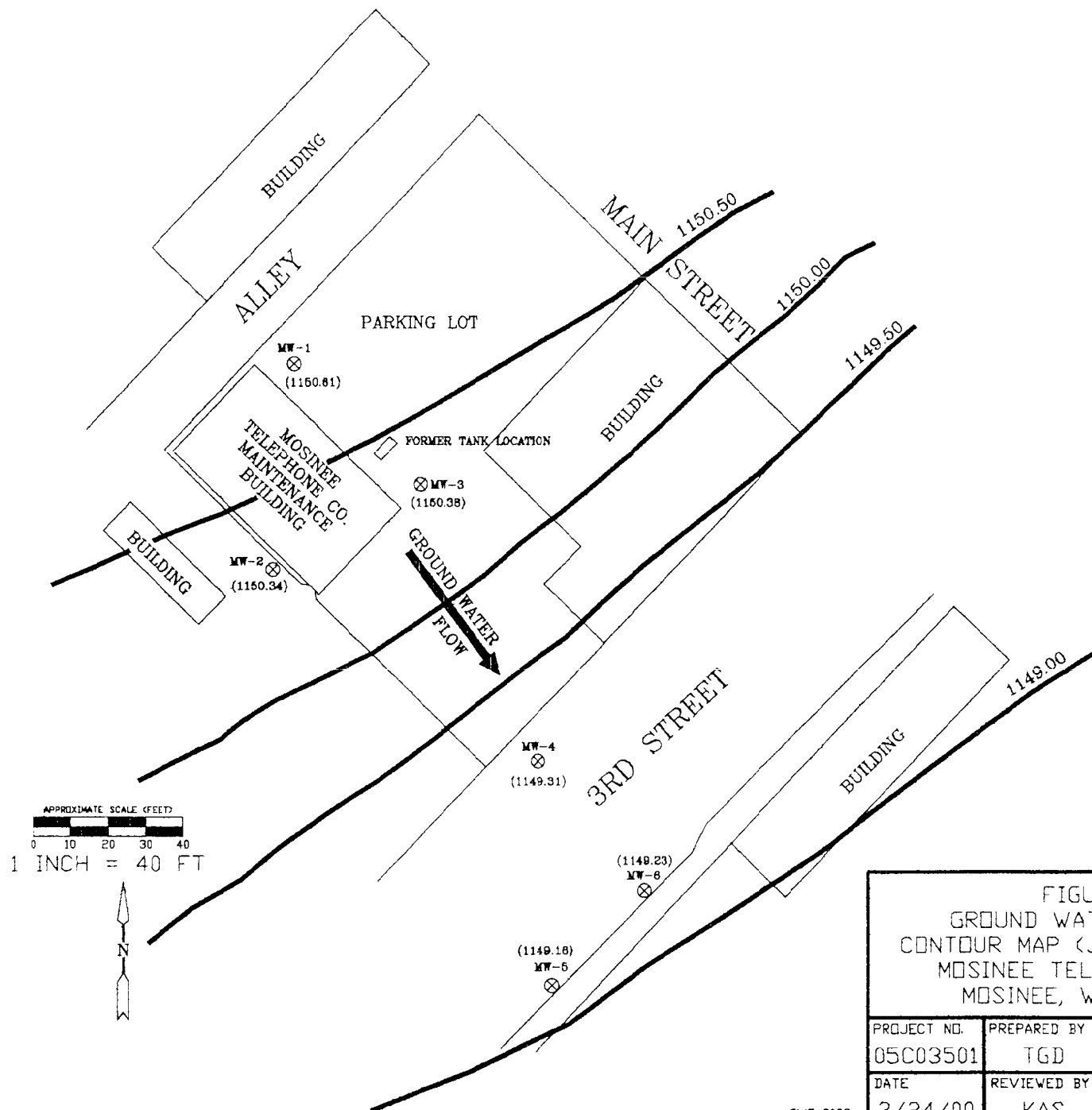


FIGURE 4
GROUND WATER TABLE
CONTOUR MAP (JULY 30, 1998)
MOSINEE TELEPHONE CO.
MOSINEE, WISCONSIN

PROJECT NO.
05C03501

PREPARED BY
TGD

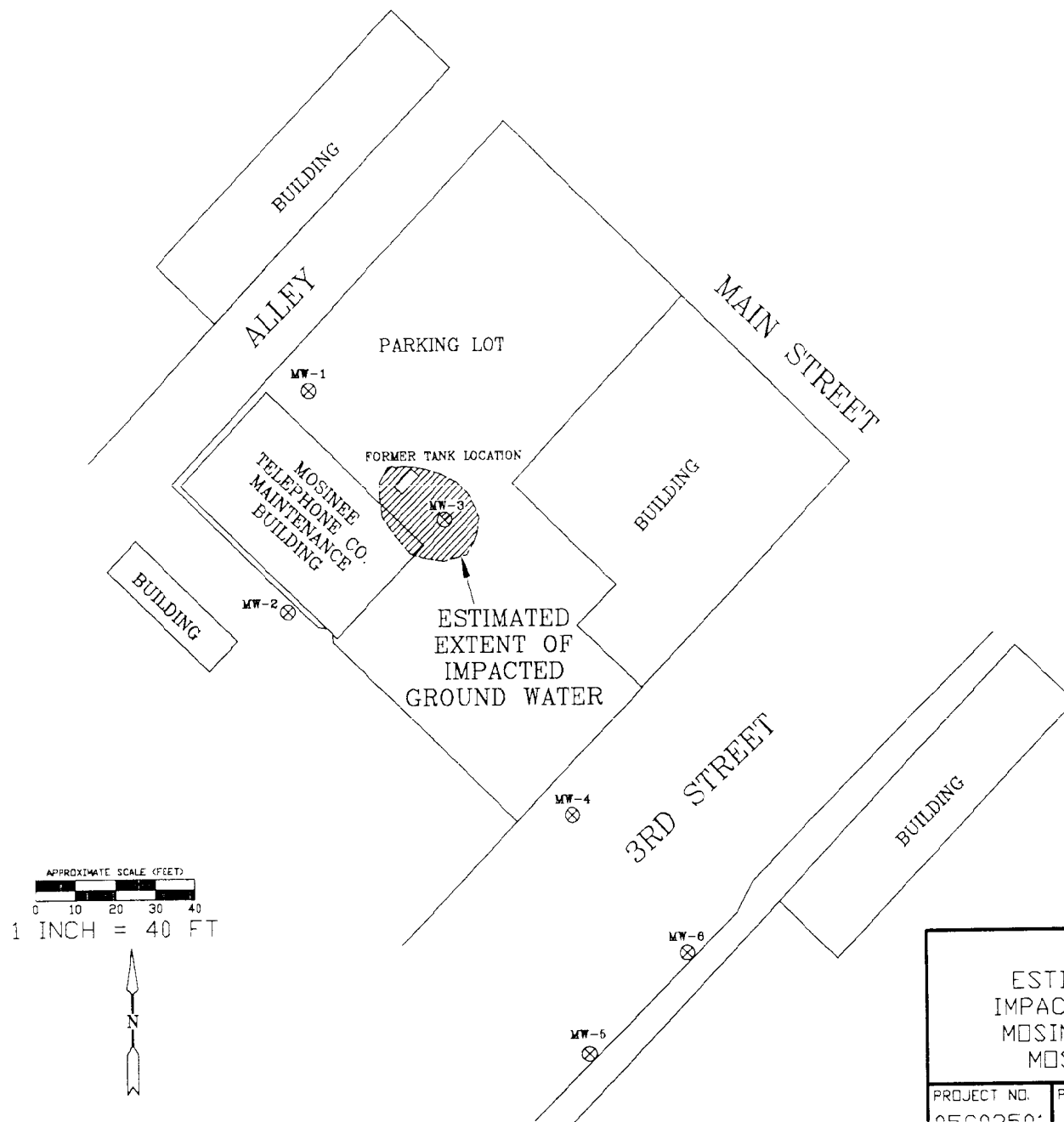
DATE
3/24/00


REVIEWED BY
KAS



Meridian Alliance
Group, LLC

GW7_3098



<p>FIGURE 7 ESTIMATED EXTENT OF IMPACTED GROUND WATER MOSINEE TELEPHONE CO. MOSINEE, WISCONSIN</p>		
PROJECT NO.	PREPARED BY	 <p>Meridian Alliance Group, LLC</p>
05C03501	TGD	
DATE	REVIEWED BY	
3/24/00	KAS	

MOIMPEXT

Table 4: Ground Water Sampling Results

Mosinee Telephone Company
 Mosinee, Wisconsin
 Meridian Alliance No. 05C03501
 PECFA claim No. 54455144406

Units = ug/l

ES Bold text and shading denote NR140 Enforcement Standard exceedance

Well	Date	Benzene	Ethyl Benzene	Toluene	o-xylene	m&p-xylene	total xylene	MTBE	1,2,4-TMB	1,3,5-TMB	GRO
ES		5	700	343	none	none	620	60	none	none	none
PAL		0.5	140	68.6	none	none	124	12	none	none	none
MW-1	1/4/90	ND	ND	0.8	1.26	1.34	2.6	NA	NA	NA	NA
	2/21/90	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA
	2/5/91	ND	1.1	ND	NA	NA	NA	NA	NA	NA	NA
	5/11/92	ND	ND	1.8	NA	NA	NA	NA	NA	NA	NA
	7/30/98	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2/17/99	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5/26/99	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-2											
	1/4/90	ND	ND	12.7	2.24	2.16	4.4	NA	NA	NA	NA
	2/21/90	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA
	2/5/91	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
	5/11/92	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
	7/30/98	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2/17/99	*	*	*	*	*	*	*	*	*	*
	5/26/99	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-3											
	1/4/90	10.7	2.87	16.6	6.85	7.56	14.41	NA	NA	NA	NA
	2/21/90	382	47.9	395	435	338	773	NA	NA	NA	NA
	2/5/91	5200	150	2000	NA	NA	NA	NA	NA	NA	NA
	5/11/92	2400	410	4700	580	1600	2180	NA	NA	NA	NA
	12/30/92	2100	544	4200	NA	NA	2820	NA	NA	NA	NA
	7/30/98	277	405	1190	411	1480	1891	ND	478	134	6010
	2/17/99	202	389	957	369	1540	1909	ND	451	137	5400
	5/26/99	83.5	113	256	124	444	568	ND	109	32.6	3310
MW-4											
	2/5/91	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
	5/11/92	ND	ND	1.2	NA	NA	NA	NA	NA	NA	NA
	7/30/98	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2/17/99	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5/26/99	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5											
	2/5/91	ND	ND	8.3	NA	NA	NA	NA	NA	NA	NA
	5/11/92	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
	7/30/98	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2/17/99	*	*	*	*	*	*	*	*	*	*
	5/26/99	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-6											
	2/5/91	1.1	ND	ND	NA	NA	NA	NA	NA	NA	NA
	5/11/92	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA
	7/30/98	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	2/17/99	*	*	*	*	*	*	*	*	*	*
	5/26/99	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

* well inaccessible due to snow piles